

Minutes of the Regular Meeting of the Mayor and Council of the City of South Tucson, Arizona, held Tuesday, December 1, 2020, at 6:00 p.m. at the City of South Tucson Council Chambers, 1601 South 6th Avenue, South Tucson, Arizona.

Staff Present: Veronica Moreno, Interim City Manager
 Bobby Yu, City Attorney
 Lourdes Aguirre, Finance Director
 Capt. Luna, Fire Department
 Fernando Duarte, Code Enforcement Officer
 Enrique Durazo, Building Inspector
 Maria Rodriguez, Interim Housing Director

Council Present: Bob Teso
 Herman Lopez
 Paul Diaz
 Akanni Oyegbola
 Rita Rogers
 Anita Romero
 Robert Romero

Others: Maria Valdez-Cardenas, U.S. Census

Mayor Teso called the meeting to order at 6:00 p.m., and led the Pledge of Allegiance.

ITEM #03 – MISSION STATEMENT

Councilwoman Rogers read the City's Mission Statement.

ITEM #04 – ROLL CALL

All members of the Council were present.

ITEM #05 – APPROVAL OF MINUTES – REGULAR MEETING, NOVEMBER 17, 2020

Mayor Teso: Are there any corrections or additions?

Councilwoman Rogers: Mr. Mayor, I just have a couple of things. On page 2, there's just a question, maybe, from you. At the very bottom of page 2, Mayor Teso, you said you will get a hold of this website for us, a URL or something, about, I think they're gonna be, like to tell people about it, about free COVID shots.

Mayor Teso: Mm hm.

Councilwoman Rogers: You say, "I'll get a hold of that website and get back to you, and distribute it."

Mayor Teso: Right.

Councilwoman Rogers: (Inaudible).

Mayor Teso: Yeah.

Councilwoman Rogers: So, that's not a correction. It's just a thing. And then this might come up under Reports, but on page 4, I noticed that Acting Mayor Paul Diaz asked for us to have on the next agenda about the bonus for the employees, Christmas bonus. So, that's this time and it's December 1st.

Mayor Teso: Right.

Councilwoman Rogers: But now we go to my only one correction which is page 14. And at the very bottom of page 14, it says Councilwoman Rogers and it says, "When somebody seconds, you have to, have to discuss a table." No, you can never discuss a table. There's no discussion on a table. So it's the third line from the bottom of page 14. And it should say, it should say, let's see, "If somebody seconds, you cannot discuss a table." Table, by Roberts Rules of Order (inaudible) discussion. That sounds like I said we have to discuss it. The third line from the bottom. So I wanna make a correction to the minutes because I'm the one who said it. And it's not correct. And that's all I have on the minutes.

Mayor Teso: Okay. Anybody else have any comments, questions, additions, or changes?

(No comments from the Council)

Acting Mayor Diaz: I move approval of the minutes of November 17th Regular Meeting as corrected, amended.

Vice-Mayor Lopez: Second.

Mayor Teso: Okay. Roll Call. Mr. Romero.

Councilman Romero: Yes.

Mayor Teso: Ms. Rogers.

Councilwoman Rogers: Aye.

Mayor Teso: Ms. Romero.

Councilwoman Romero: Aye.

Mayor Teso: Mr. Oyegbola.

Councilman Oyegbola: Yes.

Mayor Teso: Mr. Diaz.

Acting Mayor Diaz: Yes.

Mayor Teso: Mr. Lopez.

Vice-Mayor Lopez: Yes.

Mayor Teso: Yes. Motion carries.

ITEM #06 – MAYOR AND COUNCIL MEMBERS: REPORTS OF CURRENT EVENTS; FUTURE AGENDA ITEMS

Mayor Teso: Does anyone have any current events?

Councilwoman Rogers: Mr. Mayor, I just have one report. Basically because the people wanted me to tell you about it. (Inaudible) but people who live in South Tucson named Eddie and also Sam, who (inaudible) they have pretty serious COVID-19. One's at Banner and one's at home. And they asked me to let you all know.

Mayor Teso: Yeah.

Councilwoman Rogers: And, so they also told me am I aware of 8:00 p.m. curfew. I don't know what it's about, but they're telling me this (inaudible) for it to be on Banner.

Mayor Teso: Right.

Councilwoman Rogers: I don't know if we have a South Tucson 8:00 p.m. curfew or not but that's all I have on Reports.

Mayor Teso: Okay. Thank you.

Acting Mayor Diaz: I have some information regarding the food boxes.

Mayor Teso: Okay.

Acting Mayor Diaz: There will be food boxes this Thursday. The truck will arrive here about 9:30 for unloading, and then the process is that it gets unloaded. Then, they start passing 'em out after it's unloaded. And I would like to apologize to the City of South Tucson because they're getting all the questions regarding the (inaudible) the food boxes is why they're not here, and all this other stuff. And really, it's Dr. John Arnold made the arrangements through Pima County Library. And the library is willing to share the room with us, with Project PPEP, so really, the, the funding agent is the 3,000 Club and the, for distribution is Project PPEP. And, of course, the location is the library, which is part of Pima County. But, I guess it came out of South Tucson, so location, so again, I apologize but that's, that's what's happening, so we'll be probably till the, sometime in January, I believe. So, the program will continue until next year, into next year also. So, every Thursday from now on, unless otherwise, and, and what's really happening is that Shamrock Company is, is the one that puts in the, the dairy products and there's another company out of California that puts in the, the meat products and they both have to come together to fill the box up. Otherwise, the federal government won't let them be distributed. So, that's what's really happening. So, that's my report on the food boxes.

Vice-Mayor Lopez: Mr. Mayor, the House of Neighborly Service, on Saturday morning from 9:00 to noon, they're having a clean-up, Community clean-up, and they want to mostly pursue the area on the east side of where the swings are. They wanna clean that area 'cause they wanna have some activities there in the future.

So, this Saturday, they're going to have a clean-up and hopefully, the community shows up and helps 'em out 'cause they really do need a lot of help. And they're gonna have some, some snacks and water. And if you want to, you can bring your own rake, shovel, whatever, and get things going. That's all I have, Mr. Mayor.

Acting Mayor Diaz: What time is that at?

Vice-Mayor Lopez: Oh, it starts at 9:00 a.m. to 12:00.

Mayor Teso: Thank you.

Vice-Mayor Lopez: December 5th.

Mayor Teso: Anybody else have any reports?

(No other reports from the Council)

Mayor Teso: Do we have any Future Agenda Items?

Councilman Romero: Mr. Mayor, I wanna see if we can initiate and put some cameras along the main thoroughfare. The stop lights, we've been having a lot of red light runners. We don't have the police department to cover it, but if we have the cameras, we should be able to get some of this stuff taken care of so these people will quit running lights through South Tucson. It's not so much the residents. People are going through here.

Mayor Teso: Yeah.

Councilman Romero: I guess they don't get up early enough to get to work, so they gotta speed to get through there.

Mayor Teso: Okay. Thank you. Okay. If there are no other agenda items upcoming, we'll move onto Item #07.

ITEM #07 – CITY MANAGER AND DEPARTMENT HEADS REPORTS TO MAYOR AND COUNCIL

Ms. Moreno: Yes, thank you, Mayor, members of the Council. Before I get into my report, I just really want to thank, I know we have Capt. Luna here. I don't have anybody from the Police Department, but I think that during this time of the pandemic, I really appreciate all the efforts from our First Responders. You know, they take their lives, like I mean they put their lives before others just to make sure that everyone is safe. I know that, you know, with the numbers going up, you know, I always think about our First Responders, our police officers, the exposure. But one thing I do know, they follow the proper protocols. You know, I've been asked questions about, you know, from businesses and how they react when they receive a call, but I do know in speaking with Capt. Luna and the Chief, that proper protocols are followed. And I just wanna tell them, for the

record, too, on behalf of myself and the rest of us, thank you for all that you guys do and sacrificing your lives and doing what you do.

Capt. Luna: Thank you.

Ms. Moreno: And also, speaking of the Fire Department, I also got an email from Capt. Luna that the Fire Department handed out 25 turkeys, or Thanksgiving meals, locally here in South Tucson. So, 25 families were able to receive Thanksgiving meals and this was also a donation from one of our newly hired Reserve. So, that was really nice of him. He literally just started like two weeks ago, and before we know it, he donated like 25 turkeys, all the fixings, the bread, so that was really nice. Thanks again, Capt. Luna. Also, there's been quite a few questions that have come up, I think, quite some time now, about a lot of the problem properties here in South Tucson. And I can definitely testify that the City of South Tucson is made up of, you know, we're a small, one-square, 1.2 square mile city. And our housing stock is approximately between 70% and 80% rentals. And I think that we can account for that because at one time, South Tucson was able to license those rentals. So, about 2014, the State Legislature made some changes to local laws that prohibited cities and towns from, you know, being able to hold these landlords accountable by way of licensing or charge any fees or impose any fees. So, we lost total accountability of a lot of our housing stock and who owns, who's a rental. So, several years ago when Councilwoman Rogers was appointed to our Council, she recommended that we get a Budget Committee. So, part of the recommendations from that Budget Committee was to hire a Code Enforcement Officer. So, we have here today our Code Enforcement Officer, Fernando Duarte, along with our Building Inspector Official, Enrique Durazo. So, they'll be providing you with a report. But I just wanted to add to all the efforts that they do, day in and day out, they work closely with our City Attorney and they follow, you know, the Neighborhood Preservation ordinance to make sure that we do hold these property owners accountable. We have our top problem properties and (inaudible) one dead end, or one barrier to try to get them to respond. In the meantime, the City has, as you know, very limited resources when it comes to being able to (inaudible) properties, to board 'em up, and it's just like a constant, it's like a cat and mouse game. You know, we board the house up, and then it gets ripped off. And then, unfortunately, sometimes, you know, you hear, there's a fire that (inaudible) and, you know, we rely on outside resources so we try to do our best to prevent any type of criminal activity taking place at these properties. Our Building Official, they're really good about coming out when there is a fire and they post "Unsafe to Occupy" notices to make sure that nobody is living or occupying the structure while this notice is up. But thanks again to all their efforts. But I want them to give their own report on what they do, day in and day out, so that you can hear directly from them what they do. And if, Bob, you'd like to ask (inaudible) I think that would nice as well. So, Fernando and Mr. Durazo.

Mr. Durazo: Good evening. I'm Enrique Durazo, the Building Inspector for the City of South Tucson.

Mr. Duarte: Hello, I'm Fernando Duarte, Code Enforcement Officer, City of South Tucson.

Mr. Durazo: Right now, we have over 100 outstanding violations in the City. And constantly, we're issuing new violations and hopefully, abating some. Out of those over 100, about 90% of them are minor, minor (inaudible), saying that they have weeds, they have illegal structures, undocumented cars, illegal cars, illegal occupancy. Major would be, you've seen throughout the City there's a few houses that are kind of, has to be demolished and, and aren't. The fact is that we're having trouble contacting owners. We have a lot of

absentee owners. And that has put a kink in our system in citing anybody, especially with the pandemic going on.

Mr. Duarte: Just to add on that, when we issue a Notice of Violation, we have a 30-day window. And if that's if the person is responsive to our correspondence, if you will. Thereafter, let's say the person does not comply, we have to issue them another letter which is an additional 10 days. So, say after those 10 days, no compliance, we're talking a total of 40 days before I can actually locate the person and issue a citation to bring 'em to, to Court. So, it's a lengthy process, as Mr. Durazo said, all these absentee landlords we're having and the abandoned properties is, is a frustration for everyone. So, there's progress. It's being made gradually, but like Mr. Durazo said, we have easily 90, 100 open cases, easily, we're constantly working. So, it's a cat and mouse game, like Ms. Moreno said. So, it's constant. I just wanted to add that.

Mr. Durazo: Does anybody have any questions? We're happy to answer them now.

Councilman Romero: If you could get together with Mr. Yu and you guys, is there any way we can shorten that window from 40 days to maybe 20, 25 days so we can get more action on this?

Mr. Durazo: (Inaudible) window.

Councilman Romero: Well, instead of 40 days, like you guys say, can we drop it down to, say, 25 days?

Mr. Durazo: Well, we are actually 30 days when we issue the notice. It's a 30-day notice that they have to comply. Even then, (inaudible) some properties and we have trouble enforcing (inaudible) property. They keep removing the notices. They keep removing the board-ups. So, we're doing the best with what we've got. And it's not much. We can reduce 'em down to 10 days. Still, (inaudible).

Councilman Romero: But at least put, put pressure on these people to do something about it. I'm quite sure Mr. Yu can come up with something.

Mr. Durazo: If you can't locate 'em, you know, we've, we've spent a lot of money trying to cite people out of City limits here.

Mayor Teso: Yeah.

Mr. Durazo: In California and Phoenix, they're all over the place. And we're having trouble doing that. But yes, you have to have a minimum, give 'em a minimum of 30 days in order for that and, we to be legal. In order for us to be able to collect any kind of funds for any of those services. So, they need a minimum of 30 days. We issued some with 10 days where we have imminent danger of a building collapse here or something. And still the same thing. We get stuck with the bill, with boarding and everything else.

Councilman Romero: Mr. Durazo, you say that you're having a hard time finding the owners of the properties.

Mr. Durazo: Yes.

Councilman Romero: Okay. Who's paying the taxes on these properties? Can't we go to the Taxes there and say, hey, I need the owners of who's paying the taxes and cite them?

Mr. Durazo: Believe me, we (inaudible) into that, Mr. Bob Yu goes into all the records to come up with an owner. And if we get (inaudible), we'd be at it right now.

Councilman Romero: It don't make no sense to me that we can't find out who owns these properties when they're paying taxes on 'em.

Mr. Durazo: We ...

Councilman Romero: That's ...

Mr. Durazo: ... (inaudible).

Councilman Romero: ... the only thing I'm saying.

Mr. Duarte: I've looked into that, Mr. Romero, and (inaudible) some phone calls to the County Assessor's Office and County Recorder's Office and try to (inaudible). And what they give me is, they're telling me, this individual, or this property they're, they're up to date on their taxes, but they won't tell me who it is. I don't have the resour-, we don't have the resources to go and, and call TEP and say, "Can you tell us who, where the owner lives, what is the current location of their residencies." They don't, they don't give us that information.

Mayor Teso: Who, who is it that doesn't give you the information?

Mr. Duarte: Well, the other agencies involved that we try to reach out to and create this liaison to. They don't, they don't provide us with that information. They'll just give us the basics saying yes, this property is up to date on their taxes. But they won't provide us names and current addresses as such.

Vice-Mayor Lopez: Mr. Mayor, first of all, I think that this spreadsheet here that you, you worked on with all these cases, it's very impressive. Well done.

Mr. Duarte: Thank you, sir.

Vice-Mayor Lopez: It's got all the information and there's only one problem (inaudible) as to which places are closed.

Mr. Duarte: Yes.

Vice-Mayor Lopez: But it's not important. But I think all the information is there. And I can tell that you've been pretty busy just doing this 'cause spreadsheets is something that I get a lot from the University and it takes a lot of time.

Mr. Duarte: Yes, sir.

Vice-Mayor Lopez: And Mr. Master of the spreadsheets, a system itself is, it's kind of, kind of challenging in itself. But is there any way how the Council here can, can help you guys out, smoothing out the process here. There's, I understand Councilman Romero's issues about the 40 days, but then again, we have to stay within the rules, the, the law. And at the same time, figure out what other mechanism or choices, or options that we have to track down these people. You know, there, there's private investigators, there's agencies that go look for people. But then again, we don't know their names so we can't go back to hunt them down, can we? So, I think that maybe we ought to see whether we can work with the County or, so that they can provide us the names, at least the names so that at least we can try to close out all of these and even by taking this to them and say, "Look, how can I close out my, my work, do my job if you're stopping me from not giving me the name of the owners?"

Mr. Duarte: Correct. I agree with you. And that would be very helpful.

Vice-Mayor Lopez: So, maybe we can talk about it and figure out how we can intervene with, with the County and make them aware that I don't think it, it's consider-, or highly private information when we're just trying to find out who they are so that we can close out these issues.

Mr. Duarte: Absolutely.

Vice-Mayor Lopez: But either way, thank you for doing a good job. I love spreadsheets, by the way, so I ...

Mr. Duarte: Thank you.

Vice-Mayor Lopez: ... (inaudible).

Mr. Durazo: Vice-Mayor, let me step back to Mr. Romero's ...

Mayor Teso: Okay.

Mr. Durazo: ... question here. I have a situation here on 33rd and South 4th. They took out a permit. I'm saying they, the owners, took out a permit to demolish that structure. What happened is they removed all the doors and windows and it's been left like that for about 10 days, 12 days. I've been trying to get, well, I've been trying to get a hold of somebody there, but nobody would answer the phone, everything. Finally, going out there and threatening, requesting to get answers. The gentleman in charge of the property there, Joseph Felix, just said that he had no idea what was going on. About an hour later, I received a call from the owner's brother, Adan. And he told me that the owner had been in emergency, hospital, and intensive care with COVID for the past 10 days. And he was extremely sick. So, you know, as much as I've tried to get a hold of somebody that would answer, I couldn't get anybody to answer, especially situations like this. So, we try. We, we go out of our way and try and get a hold of somebody. Once we go out there and, as a matter of fact, I had him close the property. But if anybody was inside, the property was posted unsafe to occupy. Anybody was inside at any time after that, they would get arrested or removed by the police. Even then, they remove the sign. They go in. We call the police, hey, we know the property is (inaudible). I'm sorry, it's not posted. So,

even we post the, the property, we're bumping our heads against the wall because the signs can be removed, and, unless the officers are there with us when we post it. It doesn't mean very much to them.

Mayor Teso: Right.

Mr. Durazo: And I don't blame them. They can't just go in and start removing people.

Acting Mayor Diaz: I have a question. In regards to the Neighborhood Preservation ordinance that we have, I know that's put out on the website, the South Tucson website, but you use also a National Building Code Manual, is that correct?

Mr. Durazo: That's right. 2012 IRC, International Residential Code, and 2012 IBC.

Acting Mayor Diaz: Okay. So, you're using that code to enforce some of the Neighborhood Preservation ordinance section. Is that?

Mr. Durazo: Yes and no. A, but building without permits, then that's where the codes kick in. If they build or have (inaudible) dangerous buildings and even with that, we're having trouble enforcing.

Acting Mayor Diaz: Okay. So, for example, if you have a building that, that was not, that's been without a permit, for example, and you're using the Neighborhood Preservation to find that location where it's at, but then you're also using the Building Code to cite what the person needs to, first of all, they should've gotten a permit before they build it. And the information is, what, what are you looking for as far as in the permit, or request a permit to put down that you're gonna build a porch attached to a house.

Mr. Durazo: Right. Well, issue the (inaudible), I think it's Chapter 7, Section 4 that requires a permit from the, our City ordinance. The Building Code also requires a permit and cannot build without a permit. That kicks in when they apply for the permit as far as what they're doing with the structure and how they're going to comply.

Acting Mayor Diaz: Okay. So, you're gonna let the person know what is needed after?

Mr. Durazo: No, we let 'em know at that time when (inaudible). The fact that they're building without a permit. We advise them they need permits.

Acting Mayor Diaz: Okay.

Mr. Durazo: And they have to come in. And 99% of the time, they come in and get a copy of what we have on file here as far as giving them an idea of what's needed for permits. I usually, on the Notice of Violation, I usually note on there what's expected from them; either they need a special (inaudible) engineering project extra drawings.

Mayor Teso: Right.

Mr. Durazo: Or anything like that. That's noted on the, it's clear on the Notice of Violation.

Acting Mayor Diaz: Thank you.

Mr. Teso: Ms. Rogers.

Councilwoman Rogers: Mr. Mayor, I have a question about on 4th Avenue, I'm sure they know very well Bordon's Court. Okay. Bordon's Court is, I live on 4th Avenue area, so all of the way down, every window, every door is wide open with no fence. I'm very afraid that a child is gonna get abused in there and killed in there. It's also on 32nd and 33rd, and I try to go by two or three times a day. I've seen people in wheelchairs in there, etcetera. And I want to know, Mr. Mayor, how much is the City responsible if someone is harmed there with no command of any fencing of that property.

Mr. Durazo: As we speak, today they were on site of boarding it up. A brother of the sick person, sick owner ...

Mayor Teso: Right.

Mr. Durazo: ... of the site, boarded it up. Short of that, we were going to do it ourselves. But he came over. I'm glad he did. And took that off our hands. I was there twice today monitoring what they were doing. How far ahead they are, I don't know. I haven't been there since (inaudible).

Councilwoman Rogers: Thank you.

Mayor Teso: Mr. Romero.

Councilwoman Rogers: Is that our job, though, to do that? 'Cause I couldn't believe it was unfenced. I mean (inaudible).

Mayor Teso: Right.

Councilwoman Rogers: For the City.

Mayor Teso: Mr. Romero.

Councilman Romero: I appreciate what you guys are doing. You guys are doing a hell of a job with your limited resources. Let me make more comment. I try to find out who owns properties around here and there. We can't find out who owns 'em. But yet, for the past three days, there's been investors that know exactly who the people are that own the properties next door to my place; their names, their addresses, their phone numbers, everything. And we can't do that? I'm just saying there's gotta be something wrong here.

Mr. Duarte: Probably is.

Councilman Romero: You know, and I, like I said, I appreciate what you guys are doing. You're only two guys. But, you know, we gotta figure out something.

Vice-Mayor Lopez: Mr. Romero, Mr. Mayor, these investors probably have a big, thick wallet and they're paying for that information illegally because if they can't get it, as they request it, how are others getting it when they're not supposed to be getting it? So, (inaudible) could be an illegal process that's going on. I don't know, but.

Mr. Duarte: I looked at previous files on that particular address. I also use Google to search (inaudible). I do all those things. Sometimes, I get lucky and match up a couple of names. Other times, it's very difficult. And I agree with you regarding the time (inaudible) wide area, days, perhaps modification (inaudible) that would be great. It would help everyone out, but (inaudible).

Councilman Romero: Thank you.

Mr. Duarte: Thank you.

Mayor Teso: I get a little confused about this because I, you know, I know I've gone onto the web a lot of times, you know, and, you know, I look at, I'm not even sure which one it is. But it's, you know, you got the Assessment Office and the Recorder's Office and the tax guy, or whoever it is and it's kind of like, I (inaudible) to Pima County and I look at stuff on there. And, you know, it tells you everything you wanna know about the property; dimensions, who owns it, who doesn't own, I don't know. Sometimes, I mean, that might not be always up-to-date, necessarily, on some of that stuff. That could be a possibility. But I, I see owners names and all that stuff on there.

Mr. Duarte: Yeah, the names are on there, sir. Yes, sir.

Mayor Teso: Yeah.

Mr. Duarte: It's just their phone numbers (inaudible). Their current addresses are not. A lot of times we'll get something, for example, ...

Mayor Teso: Right.

Mr. Duarte: ... I can provide you with an address right now, 525, I think it is, 523 West 26th Street. It's a vacant lot. And it's full of refuse and debris, you name it. It's been, there was a home there. It's been demolished. And yet, when you pull it up on Pima County records, it comes back, that same address, that they live there. It's an empty lot. So, a lot of times, the information doesn't match up.

Mayor Teso: Okay. There's always, there's many ways to go wrong on those things.

Mr. Durazo: We, we've been going out, out of the South Tucson city limits all the way up to Camino, Casino del Sol, all the way out to, what, Roger Road, Balboa, we just go out and, to serve Notices. Because they refuse to, we get 'em back unclaimed. And we know where they're at, and we'll chase them down. And

sometimes, as a matter of fact, we have one that I was there and they denied that they were there, they were living there. And I said, well, (inaudible) found, you know, (inaudible) here. I know I'll be able to find wherever they go. Fifteen minutes later, they were knocking on the door here, waiting to speak to me. But it's like that.

Mayor Teso: Yeah. Okay. Anybody else have any other questions for?

(No questions from the Council)

Mayor Teso: No? Okay.

Councilman Romero: Once again, thanks guys.

Vice-Mayor Lopez: Thank you very much.

(Simultaneous conversation)

Ms. Moreno: Well, that concludes my report, Mayor, Council. I think, basically, what they attested to is a testimony to all their efforts. If you look at the report that was included in your agenda packet, it gives you, Fernando provided you probably with the most top problematic problems that he's been communicating with me on and his efforts to, you know, it's not every day, but if, if he can follow up, he'll follow up and then Mr. Durazo (inaudible), you know, 120 units that he's either, there's a section there (inaudible) but they probably already fallen off the, the spreadsheet. But they definitely, you know, are out there, they're busy and if anybody wants to report any properties out there that need, you know, need enforcement or need clean up, let us know and thank you, Bobby, for all your help, too. (Inaudible) to go over all these properties and, and challenges that they face.

Mayor Teso: Thank you.

ITEM #08 – MARIA VIANEY VALDEZ-CARDENAS; U.S. CENSUS – REPORT

Ms. Valdez-Cardenas: Thank you for the opportunity. My name is Maria Vianey Valdez-Cardenas. I represent the Census Bureau here for all southern Arizona. So, I'm here to give you a update. Thank you, Mayor and Vice-Mayor, and all Council members for the opportunity. We finished the census on October 15th, finally, but the census, we still do a lot of surveys during the whole year, so a lot of people come to us and tell us, "I thought we were done." I'm like, "Yes, for the (inaudible) census it happens every 10 years." I'm here to give you a little update on what we did. National recap, a regional recap was next in 2021, and then some of the data services, we're gonna be able to provide you in the future. Did I go too fast? Okay. So, some of the mentoring response rate overall, nationwide, we had a 67% of the national self response, meaning people respond on their own. They either do it online, they do it on paper, or they do it by telephone. Our projected self response for the 2020 census was 65.6%, so we went over our own projection, which is good because we went through so many challenges, right? So the response rate in 2010, overall, was 66.5%. This year was the first time in the history of the census that people were able to complete the questionnaire online. We didn't

know we were gonna have a pandemic, so it came very, very handy. So, we didn't have no data breaches. We, the average response time people were spending time either on paper, telephone, or internet was between 5 to 9 minutes. And the difference for the next 10 years, right, so how do people respond? Most of our residents in the United States, they prefer the internet because they were able to do it from the comfort of their home, especially during this time. So, only 18.3%, they did it on paper. And 1.85% did it on phone. So, we did a non-response follow-up. What it means that people were not responding, either online, by paper, or by phone, so we needed to send enumerators to their home to help 'em out to complete the questionnaire. We did 33% of the U.S. households, which is a good amount. We did 64,000,000 addresses counted in 68 days. In 2010, we did 47.2, in 69 days. So, it was a challenge for us but we completed it. We did 24.1% proxy. In 2010, we did less than that; we did 23.8%. And then we used some of our administrative records. We used 13.9% of that. Group quarters (inaudible) jails, hospitals, places where people are in, we call it, a projected or base location where they're staying and sleeping most of the time. So, in 2020, we did 250,000 locations or facilities. The targeted, not sheltered, meaning the parks, people living in the cars, people living at Wal-Mart, in their parking lot, and mobile homes and stuff like that, the people like move, move around and they don't have a, a permanent address. So, we did 37,000 locations. The service base enumeration shelters, soup kitchens, Casa Maria, Primavera shelter, was under that and we did 53,000 of those locations. We have 313 (inaudible) Specialists like me, including tribal and media. We had 48,439 enumerators. Our projection was to have 72,000 enumerators, but because of the pandemic, a lot of the people (inaudible) we don't want to do it any more. I'm receiving my unemployment. I'm not working. So, they preferred to stay home, so, but the good thing about that is it helped us a lot was because we were able to use a better technology. A lot of people did it on internet, you know, in the comfort of their home. It didn't really affect us. So, we had 50 areas census office; one here in Tucson. The one in Tucson covered 12 counties in southern Arizona. And these people, they adapted to wildfires, social unrest, pandemic, hurricanes, everything. And then add in the PPE, and then having to, you know, modify our training so they can follow the CDC guidelines. The self responses for our 12 states, which is the region that we are in, there's 12 states; Nebraska ended up number 4 in the nation, meaning they did pretty good. Arizona had 64.1% so we finished number 32. City of South Tucson, the self response here in the City of South Tucson, the final one that we had for Pima County is 67.6%, but City of South Tucson only did 44.5%. In 2010, the City of South Tucson finished with 64.6%. So, we were almost less than 10% lower than what we did in 2010. But thankfully, we had enumerators ready to work. We brought enumerators from Los Angeles region. We brought enumerators from Washington, Seattle, Washington, and we also brought enumerators from Chicago for southern Arizona here, specifically, for the City of Tucson. They were a little bit over 72 enumerators working. We were on it. We wanted to make sure that we got all the addresses. So what's next? The projected State population count will be released on December 31st because it states there in the Constitution that we have to deliver those counts to the President and then he has to deliver it back to Congress. The redistricting count to be available in 2021, we don't know yet when because there's still litigation in, up there. So, hopefully, we will have a date, you know, after they decide what they're gonna do. So, right now, we're doing the post enumeration survey and it is just to let us know, you know, how we did. And also, help us to make sure the quality produces the undercount and the over count. That would tell you, you know what, we went over count. You know what, we went undercount. So, that is gonna finish on October 2021. And the projected release date is not available yet. So, the ongoing monthly survey, 'cause like I said in the beginning, the Census does almost 100 surveys a year. And some of the surveys, they're an ongoing like monthly. One of them is the American Community Survey. So, the numbers for 2019, they're gonna be released on December 10th of 2020, which is in nine days. And those numbers will help you for the CARES Act Program and different grants through the

federal government. We're still hiring people because we do have a lot of surveys that we need to do. This is the top five household surveys that we're doing. And the one that is very popular here in Tucson, or in Pima County, is the household survey. You guys were talking about (inaudible) there's a building there or not, this one will help to identify the existing, or new development. This one, it's a very good one for the, for the cities. This is something new. The Census identifies the need to come back to cities and towns and teach you, or train you, or educate you on how do we disseminate the data information? How do we put these counts together? This is a very good training that we're gonna start doing maybe in the Spring, once we know how the redistricting numbers are gonna be available. So, we can come back to you and ask you if you would like to have that so you guys understand how do we put these together, how do we come up with numbers? Right? It's important. So, here are some of the events that we had here in the City of South Tucson; Chicanos por la Causa and LULAC here in the State of Arizona, helped the City of South Tucson to do canvassing. Thank you to Mayor and Vice-Mayor for supporting and, you know, going and knocking on doors, and dropping information to the residents so they have an awareness why the Census was important. So, your participation in any way, you know, social media, any flier, any banner, Pima County had the opportunity to provide you guys with some promo materials. It will help, and it only takes trusted voices like yours to make a difference in your community for the next 10 years. So, we want to thank you for that. The last day of the Census, which it was a bomb for us, they told us October 15th. We had an event at Pico de Gallo Taqueria, which it was very successful. I was very impressed because, literally, like this lady right here, she's like, "I just saw you guys on the news on, News 5, whatever, News 4, 5," and she says, "and I forgot about doing the Census." And she's a resident from the City of South Tucson. And she's like, "Here's my paperwork. Can you mail it out?" And we're like, "No, we're too late. We're gonna help you to do it right now." Only took like 5 minutes to do it because she's by herself. So, it was very quick. And she's like, "I didn't know we can do it online." This is the first time, but you can. So it was very impressive that she, you know, she was able to do it and she said, "That's it?" And then, plus, she got free (inaudible). Right? Who doesn't like that? So, we were very happy to, to be able to work with you guys. So the Census Bureau, nationally, recognized the City of South Tucson as a good partner for us for this community partnership and engagement program. And then we appreciate the effort that you guys put together because without you, we're not gonna be able to, it was gonna be impossible for us to reach out to residents. So, we want to say thank you to you. And thank you for the opportunity and let's get ready for 2030. Because the numbers, they're gonna be better in 2030, right? So, thank you so much. I have it on paper. Our National Director sent this to you guys, to all the staff and the members, all the Council, and the Mayor, for giving us the opportunity to work with you. So, who would like to receive this? Who wants to take it? So, thank you so much. Can we have a picture?

(Simultaneous conversation)

Ms. Moreno: Mayor, I think everybody should come up.

Ms. Valdez-Cardenas: Can we?

Ms. Moreno: Sure.

(Mayor and Council group picture)

Mayor Teso: Moving onto Item #09 is the Election of Mayor.

ITEM #09 – ELECTION OF MAYOR

Mayor Teso: Mr. Yu, I think was gonna explain.

Councilwoman Rogers: Mr. Mayor, I just want to remind you we have to move it off the table. It was tabled last time.

Mayor Teso: Oh, okay.

Councilwoman Rogers: So, I'd like to move it to come back, if anybody wants it back.

Mayor Teso: Alright.

Councilwoman Rogers: I move to bring it back to the table.

Mayor Teso: Alright.

Acting Mayor Diaz: Second.

Councilwoman Rogers: Need a second.

Acting Mayor Diaz: Second.

Mayor Teso: Any discussion?

(No discussion from the Council)

Mayor Teso: Mr. Romero.

Councilman Romero: Yeah.

Mayor Teso: Ms. Rogers.

Councilwoman Rogers: Yes.

Mayor Teso: Ms. Romero.

Councilwoman Romero: Yes.

Mayor Teso: Mr. Oyegbola.

Councilman Oyegbola: Yes.

Mayor Teso: Mr. Diaz.

Acting Mayor Diaz: Yes.

Mayor Teso: Mr. Lopez.

Vice-Mayor Lopez: Yes.

Mayor Teso: Aye. Yes. Motion carries.

Mayor Teso: Bringing the matter back to (inaudible) from the table. I think Mr. Yu might have some information for us as to how maybe we can carry this effort out a little better than we did last time.

Mr. Yu: I did do some research after Acting Mayor Diaz brought it up the last time. And I wanted to inform the full Council about that process under Robert's Rules of Order. So, under Robert's Rules of Order, the Mayor would start by opening the floor for nominations. Council members then have the opportunity to nominate anyone on the Council, including themselves. Under Robert's Rules, the, for the nominations, a second is not required, so that's part of the process. When nominated, if the candidate that has been nominated is not interested in being Mayor, a candidate can request that his or her name be removed from the nomination process. Now, after each nomination, the Mayor would repeat the names of the Council and ask if there are any further nominations. And when there are no further nominations from the Council, the Mayor can close the nomination process without a motion. However, if there is any challenge to close the nomination process, a motion to close nomination would require a 2/3 vote; that would be from five of the seven Council members here. General Elections are held by voice vote. The Mayor would ask for the vote on the candidates in the order that they have been nominated. Under Robert's Rules, the voting continues on each of the nominees until one of the nominated candidates receives that majority vote, which here would be four of seven. There may also be a motion to reopen the nomination so that others can be considered, which would require a majority vote. If only one person is nominated, the nomination would be uncontested and elected by acclamation by the Council. Now, what that means is to elect with (inaudible) expression of approval, typically through clapping.

Councilwoman Rogers: Mr. Yu, did you say when somebody nominated somebody, did you say that needed a second or it doesn't?

Mr. Yu: The nomination does not need a second.

Councilwoman Rogers: Does not. Okay. And then, then after that, if somebody wanted to move it, it's different than the nomination.

Mr. Yu: The vote part is different from the nomination.

Councilwoman Rogers: Okay.

Mr. Yu: There are three steps. The nominations come first. Once all the nominations are in, then the votes happen in the order that everyone is nominated.

Mayor Teso: Okay with everybody?

(Simultaneous conversation)

Mayor Teso: Then we'll proceed and Mr. Yu will be on hand here in case we get carried off a little bit here, but as per Robert's Rules of Order, no second of the nomination is necessary. Nominee can request their name to be taken off the list. And please raise your hand to be recognized to submit a nomination. Okay. Therefore, do we have anybody who would like to nominate someone?

Acting Mayor Diaz: Mr. Mayor, I would like to nominate Anita Romero as Mayor.

Mayor Teso: Anita Romero.

Vice-Mayor Lopez: Mr. Mayor, yeah, I'd like to nominate you.

Mayor Teso: Any other nominations.

Councilman Romero: Who did he nominate? Pardon?

Vice-Mayor Lopez: The Mayor.

Councilman Romero: Thank you.

Mayor Teso: Do we have any other nominations?

Councilman Oyegbola: So, I thought we were going in a process where we nominate somebody and then we all vote. Are we just saying who we nominate and then we're going back to vote?

Mr. Yu: Yes. The nominations all come first. After all the nominations are in, the nomination process is closed, then the voting begins.

Councilman Oyegbola: Okay.

Mayor Teso: Okay. So we're gonna go in order of nominations.

Councilman Oyegbola: Okay. So, if there are no other nominations, then we'll close the process, nomination process, and we'll open the process to take a vote. So, the first person on the list is Ms. Romero. And going to a Roll Call.

Mayor Teso: Mr. Romero.

Councilman Romero: No.

Mayor Teso: Ms. Rogers.

Councilwoman Rogers: Aye.

Mayor Teso: Ms. Romero.

Councilwoman Romero: Aye.

Mayor Teso: Mr. Oyegbola.

Councilman Oyegbola: Abstain.

Mayor Teso: Mr. Diaz.

Acting Mayor Diaz: Yes.

Mayor Teso: Mr. Lopez.

Vice-Mayor Lopez: No.

Mayor Teso: No.

Mayor Teso: Okay, going to the next candidate on the list, which is myself, Bob Teso, for Mayor.

Mayor Teso: Mr. Romero.

Councilman Romero: Yes.

Mayor Teso: Ms. Rogers.

Councilwoman Rogers: No.

Mayor Teso: Ms. Romero.

Councilwoman Romero: No.

Mayor Teso: Mr. Oyegbola.

Councilman Oyegbola: Yes.

Mayor Teso: Mr. Diaz.

Acting Mayor Diaz: No.

Mayor Teso: Mr. Lopez.

Vice-Mayor Lopez: Yes.

Mayor Teso: Yes. Motion carries.

Moving onto Item #10.

ITEM #10 – APPOINTMENT OF VICE-MAYOR

Mayor Teso: If I understand right, the Mayor's privilege to appoint, right? Okay. So, I would ask Mr. Lopez to continue on as Vice-Mayor, if he will accept.

Vice-Mayor Lopez: Yes.

Mayor Teso: And I would ask, okay, moving onto Item #11.

ITEM #11 – APPOINTMENT OF ACTING MAYOR

Mayor Teso: I would like to ask Mr. Oyegbola if he would take that position.

Councilman Oyegbola: Question.

Mayor Teso: Accept it?

Councilman Oyegbola: Can I discuss the requirements of being remote?

Mayor Teso: I didn't hear you. Did you accept or not?

Councilman Oyegbola: If, if I can be remote (inaudible). Accept.

Mayor Teso: Accept. Okay. Thank you. Alright.

Mayor Teso: Do we have a motion to exit Regular Session and convene into Housing Governing Board?

Councilman Romero: So moved.

Vice-Mayor Lopez: Second.

Mayor Teso: Mr. Romero.

Councilman Romero: Yes.

Mayor Teso: Ms. Rogers.

Councilwoman Rogers: Aye.

Mayor Teso: Ms. Romero.

Councilwoman Romero: Aye.

Mayor Teso: Mr. Oyegbola.

Councilman Oyegbola: Aye.

Mayor Teso: Mr. Diaz.

Acting Mayor Diaz: Aye.

Mayor Teso: Mr. Lopez.

Vice-Mayor Lopez: Yes.

Mayor Teso: Aye. Motion carries.

ITEM #12 – HOUSING BOARD REPORT

Ms. Moreno: Thank you, Mayor, members of the Council. Congratulations, Mayor Teso on your reappointment as Mayor, as well as Vice-Mayor Lopez, and Acting Mayor Oyegbola.

Chairman Teso: Thank you.

Board member Lopez: Thank you.

Ms. Moreno: You're welcome. So, yes, the next item on the agenda is the Housing Board Report. We'll try to keep it as short as possible but there's a lot that we'd like to share with you, especially for purposes of putting a lot of information that has transpired in the last couple of months at the Housing Authority. And I'll just present it to you in chronological order to make sure that we, you know, follow the incidents that have occurred in an orderly fashion so that we stay on track with what has been taking place. And just for purposes of introduction, sitting beside me here is Interim Housing Director Maria Rodriguez and aside from me giving a report, Lourdes Aguirre our Finance Director, will also assist as well. So, if you've all had an opportunity to look at your Housing Board Agenda Report, supporting documentation that's on your agenda summary is attached. So, starting first (inaudible) and it basically dates back to when our former Housing Director was with us. Not the most recent, but the one that was more tenured, Ms. Marilyn Chico, that way you guys can kind of understand how far some of these issues have been going back. So, around October of 2019, the City of South Tucson was notified that we were a failing Housing Authority. And if you look at, back to the

Executive Summary, it does state that the 2019 Section 8 (inaudible) program, which is attached, provides documentation that gives the City formal notice that we were in the position that there were a lot of discrepancies, there were a lot of findings that needed to be adhered to. The following date of notification from HUD is dated December 11th of 2019. And I'm gonna let Lourdes give you the information on that. My purpose of my, my report is to keep you apprised of what I've known since I've been appointed Interim City Manager. And probably around the latter part of June is when our former Director announced her retirement. So I recruited for a Housing Director and was able to get somebody on board by mid-July. So that person was with us approximately 90 days, which gave sufficient time to conduct an assessment through somewhat of a probationary period and (inaudible) that it was not gonna pan out. So, those 90 days were completed and at that point, I appointed Maria Rodriguez to be our Interim Housing Director. And that is very much needed in light of the discrepancies, the findings. HUD has really been really, how can I say this with a lot more better words, basically working closely with the City, with Vice-Mayor and the Mayor and myself, Lourdes, and Maria, to ensure that all the requirements they have asked of the Housing Authority adhere to, have been adhered to. At that point, a list of findings that they had asked to be provided have not been provided. So, they gave us some hard deadlines. And we have to respond, we have to collect a lot of information, a lot of things couldn't, have, we (inaudible) able to find. It just kind of was like a mess, really. And so, luckily, and I want to thank Lourdes and Maria, we were able to provide a response to HUD and they have since then, and I know I've mentioned this in my previous reports, have paid for and appointed a Contractor. And this was reported with the former Director where this Contractor is gonna be coming in and they're starting next Monday, as a matter of fact, to work with the Housing staff to basically streamline everything that they do from the front office to Section 8, to Public Housing, to the Maintenance crew. So, since the former Director left us in mid-October, I have been recruiting for this position. We had interviews last week. And we continue to have interviews through the course of this week and next week. I was hoping that we could get somebody on board by next week, in line, in time to work with the Contractor. However, that didn't pan out, so I will be talking with the Mayor on what my plans are to address the recruitment and how we can make it more enticing to candidates. And with that, I'll hand it over to our Finance Director, Lourdes Aguirre.

Ms. Aguirre: I'm gonna stand a little closer because I don't want to take my mask down. But essentially, here in the coming weeks, I hope to be able to present to you all not only the financial status of the General Fund, other Restricted Funds, but also Housing's position. Because, of course, funding level is most critical. In the Housing Authority, funding levels really, really rely on compliance and proper administration. Proper grant compliance and administration. With that said, as you probably already saw in all those correspondence that were included in your binder, the Section 8 program appeared to have acceptable (inaudible) back in 2019. So those looked like they were okay with regards to their, their reports. The one thing that did need some improvement were the reporting amount, okay, under what HUD calls VMS, the Voucher Management System. So at the end of every month, Housing staff goes in there and puts in their numbers. So they start with the net position from the previous month, start with that, add revenues, minus expenditures. Pretty simple, right? However, there was discrepancy in (inaudible). Okay? And so, there was a balance there in the Restricted Net Position, and the Unrestricted Net Position, okay, coming forward. So, in working together, we were able to identify that that all began sometime in 2017. So, we've got to go back and make all those adjustments, okay, from 2017 to current. With that said, that is one component that has an impact in funding. Because, again, all your reporting, your compliance has to be accurate. So, that's one of the things that we're working on and hope to have it straightened out here soon. Just to give you an idea of how that program is running, so again, you know, if there's inaccuracies in the reporting from Housing to HUD, alright, that affects

your funding. That is what's happened here. So, as an example, every month the Housing Authority for Section 8 receives \$63,000, on average. And that's just for Section 8 vouchers. It receives another \$4,000 for operating expenses for Section 8. So what that takes care of is the Section 8 position. Okay? The person handling the applications, the administration of all that. So what is that? A total of \$67,000, okay. And yet, the Housing Assistant payment and the URF, the Utility Reimbursement, totals \$66,000 a month. The math doesn't add up. So here, soon, we gotta do something to be able to catch that trend up. Currently, we just finished running or processing Section 8 payments today. And those payments were for a total of just about \$66,000 and adjustments to the tune of \$7,000, in adjustments. Right, Maria? So, these were adjustments going back a couple of months. Now, what Maria is encountering on her side is a lot of discrepancy with the way data was collected, how data was placed, okay. And we gotta go back and make sure that everything is accurate because as you all know, there's a lot of formulas involved with the application process, the eligibility process in HUD. So, we gotta do a lot of backtracking. There's gotta be some clean-up on that side, too. With regards to Low Rent, Low Rent, that's your Public Housing, 172 units of it, and so what I'm, you know, sharing with you now is what I've learned. You know, I've always seen the numbers, but I've never really seen like the behind the scene. This is just a little bit that I've been able to gain some knowledge on. So, with regards to Public Housing, Low Rent is what they call it, too, what's been affecting funding is low occupancy level. Now you may recall Marilyn mentioning (inaudible) in (inaudible) out, yes, sure. I think that that's a really, that is probably a big factor having to do with occupancy level. However, there were other things as well. And recently, in one of the responses, and you'll probably see it in the end of the packet, an email response to HUD, responded to them were some recommendations on improving the process with the applications, cutting down some time, making sure that those applications are ready ahead of time from anybody on the waiting list, just making sure that everything is in line and ready to go so that we cut down the time on the background checks. Also, one of the things is instituting, from this point forward, and it was something that is required, I believe, on the (inaudible), the Annual Inspection of the Public Housing Units. If there is annual inspections of those units that should cut down the time significantly on the time it takes for these work labor crews to redo, cleanup, fix, repair the units. Because it was taking in excess of, Maria, you know best.

Ms. Rodriguez: Sometimes, up to four, five months just to turnover a unit.

Ms. Aguirre: That's how much work. And we've been able to see some examples in like video and pictures, it's pretty bad. But now, there is a plan in place for the Maintenance Supervisor or his designee to perform those inspections. There should be no need for that and if Maintenance stays on top of the work orders. So, that should cut down the time from the moment when a tenant says, "Here's my 30-day notice." By that time, or by the time the 30 days is up, the next person should be ready to come right in. One thing that we learned that's really, really important with HUD is that the way they calculate funding is based on days. So, if your unit was occupied for, let's say 200 days out of the year, and the other 165 was vacant, the next year, HUD is only gonna give you money for 165 days. It's a problem, right?

Board member Lopez: So you short-change yourself.

Ms. Aguirre: Absolutely, yes. So we want to make sure that, you know, these were two, you know, major components; the application process, the routing process, and also the maintenance process to make sure that they align and units are available. By doing that, we should stay within that round that is recommended by HUD of at least a 95% occupancy. What that means is that at the end of every month, with a 95%

occupancy, we have the flexibility of having about three units vacant for emergency repairs. So let's say there's a busted pipe in one unit. Well, there could be one of three available for them to move in on an emergency basis. You know, just keep those available at all times. Additionally, there's room for, I believe, up to five other vacant units. So, there's some flexibility there, but it's just a matter of really managing the components of the applications and the maintenance. So, those are the things that are really affecting funding on that side. Another thing is, and I know that you guys all heard when (inaudible) and she was sharing with you all those areas where Housing has saved money, okay, through proper maintenance. Now, that's an area, you know, we've been keeping an eye on. I've noticed it for quite some time, a couple of years. So, you know, I think that there's room for a lot of improvement here. With regards to money, so far, you know, we've been controlling our spending on the Low Rent side, which will, in turn, allow us to, you know, pump that into the units again, okay, for repairs. For whatever does not qualify under Capital Funds, okay, and here in the last couple of months, we've seen that Reserve grow a little bit, okay, which is good, which means proper management in Maintenance. Okay? They're taking care of things. Another thing that was affecting the scores in Low Rent were open work orders. At one point, the last inspection that they had from the HUD representative, there was about 365 open work orders, 365. Now, some of them had not been addressed, but others had been and they just had not been recorded in the system. You know, so it's been a process and Maria really helping the staff over there at Housing, just really walk through the process, you know, from start to finish. It all starts in the system, it needs to end in the system because ultimately, all of that leads into the score, it's all a score. And it's on the computer. It's gotta be in there. It's all data base, data, data (inaudible).

Chairman Teso: Driven?

Ms. Aguirre: Driven. Yes, thank you. Data driven. Data driven. So, yes, I think that there's a lot of room for improvement and we should be seeing that here real soon. With regards to the CFP Fund, because remember, in Housing you've got those three funds; Section 8, Public Housing Low Rent, and then you've got your Capital Fund. And in Capital Funds, those are for five years. And I believe Marilyn had already worked on the five-year plan that (inaudible) on the major needs of the Public Housing. So, here really soon, we've been engaging, and I've been a part of this because I think it's very important to track along as well and learn some of these things, we're gonna have to start the process on, you know, putting out for bids for whatever projects were approved on that five-year plan to get the ball rolling. But we really wanna get some of that training first to make sure we dot our t's, dot our i's, cross our t's, right, the right way. Again, compliance, we need to make sure that we're compliant. With regards to 2018 funds, I think that there is a significant amount of capital funds that needed to have been expended to a certain degree up until this point, or even up until June of this year, but has not been. So, HUD gave an extension of, I believe it was May, May of next year. However, you know, we gotta go through the procurement process and all those, you know, steps to be able to spend the money. So, hopefully we're able to comply. We have to comply because if we don't, that will reduce funding in capital fund projects in subsequent years. And we don't want that to happen. So, we've got a lot of work here. So, all in all, it was, you know, just those lingering concerns that HUD has had regarding compliance and the administration, okay, that made HUD obtain the services of a Contractor. The company name is IEM, IEM. And so these contractors are set out to come over, really look at all the processes, the procedure, and start training Housing staff to be able to perform in a more effective, accurate, you know, streamlined way. So, that's really good because it will be at no cost to the City, no cost to Housing, no cost HUD, hopefully. So they, that's why they were really wanting to push it. In conclusion, like I mentioned

before, I hope to have some updates on the financial status of Housing, along with the rest of the City here in the coming weeks. Another thing, one of the things that I noticed is really management needs to be, City Manager, needs to be really, really involved in the oversight of Housing. Housing is not a side role. Housing is not an agency of their own. They are, and I love that, you know, the HUD representative said it on the phone, they said they are a department of the City. Okay? And it needs to act like that. So, I think that there needs to be active involvement and oversight on the part of management to the point that they need to know when inspections are coming out. And not only that, but, you know, management, and I'm, I'm sure that it would help all of you, too, be aware of how to rate, or not how to rate, but how to read those reports, those inspection reports because, you know, there, it'll help you identify red flags. And it will help you also know what to look for. I've gotten some really good guides like frequently asked questions and a guide on how to read some of these reports from the main person at HUD. So, we'll be forwarding that to you all the next meeting as well. I'm sure it will be nice for you to read. Another thing, Accounting needs to be centralized. It, the same information that gets processed, okay, is what needs to be reported. Everywhere. Okay. So the process right now, HUD receives all the rent, or Housing receives all the rent. Okay. They go deposit them, right?

Ms. Rodriguez: Mm hm.

Ms. Aguirre: They bring copies of their, their deposits to the City. Okay. Then here at the City, we make sure we look at everything, we verify that it went into the proper account, and then we enter it by journal into the Housing funds. Okay? Into our general ledger. That's for revenue. Same thing happens with the wires. There's internal controls. There's gotta be internal controls. So, somebody at the Housing Authority performs their monthly drawdown. Okay. They do the drawdown, City Manager approves it, and HUD already tells you so much is available to drawdown. So, you can't go over.

(Simultaneous conversation)

Ms. Aguirre: And you don't wanna go under. So, you perform your drawdown. And then when the money actually comes in, then we do the journals on our side again, on Finance side, to record the revenue. So that's revenue. With regards to the expenditures, that's a function that is all taken care of over at Housing. Okay? Recently, though, what we've done with Housing is we've, we've kind of mirrored our streamlined system the way we do it here, how we recommended it to do over there. We were able to provide them with some tools to be able to track, open purchase orders, pay the invoices by funds. You know, these three funds that you've got going on. By check runs, by year, year-to-date, so it's a really good tool. So, by using that, I believe it should help cut down time. I don't know, Maria, what you think. You've been using it.

Ms. Rodriguez: Yes, it has.

Ms. Aguirre: So, it's a good tracking tool. It's a good management tool. Once they go through the procurement process over there, their requisitions, they receive their bills, they send that over to us. Here we receive everything from there. We verify everything. We make sure we're not gonna overpay anything. Everything is coded properly. We process it, we cut the checks. They take it back for distribution at Housing. But here in City Finance, that's where we make sure to, we collect all the deposits, the revenues, and the expenditures. Okay? So, that is a crucial piece of information there. We're processing all the details. Now,

why there was differences in reporting, because Housing has an external accountant as well. The reason why they have an external accountant is because that software takes care of their tenants, the tenant information. Okay? So, there, they can receive the payments posted to a tenant. There, they can open work orders based on the unit. It's like a property management system, if you really think about it. That company, that software company also produces the end of year report called the FDS, the Federal Data Sheet. They produce it. However, on an annual basis it was a struggle on my end to finalize the City's annual report because the numbers here of what we actually processed in accordance with our bank statements, in accordance with all the checks, didn't match what was being reported on the FDS. Okay? So, I didn't have control over what was being sent over to that external accountant. And there needs to be some consistency. Additionally, remember I mentioned the VMS report, okay, that's where you put in your net position, revenues received, expenditures for Section 8, okay, so Housing was putting in those numbers. Well, there's variances there, too. So here you have three different reporting areas that don't, wasn't.

Chairman Lopez: Jive.

Ms. Aguirre: That don't match. It is a headache at the end of the year. So, one of the things that I really recommend is, you know, centralizing everything because, again, there's got to be internal controls, too. Because it's not a good idea for, you know, one department to have full control over, you know, all the money coming in, all the money going out. Internal control, various steps, various departments from one to the other. So, with that said, we're gonna keep on working here together. You know, meanwhile they'll, you know, look for a Director because, you know, HUD is really on top, on top of the City to make sure that, you know, we're adhering to all these thing. So, it's been, I know it's been very challenging because you've got your daily operations over at Housing; their day-to-day. Okay? Then, you've got the upcoming training. HUD's been providing some of the training, but the upcoming ones with that Contractor that's coming in next week, you have to su-, we have to supply them a bunch of documents for that, plus a lot of documentation for, for the sustainability concerns from last year. Okay? So, yes, it's a lot of reconciling, a lot of fixing, a lot of clean-up, but there's been progress. And we should be able to see that in money. That's how we, that's how I see it. Progress in the money. Okay? But eventually, ultimately, you know, with that program, especially the better the program, the money is managed, the better you are able to utilize the money for the people in those programs. And really, there's absolutely no reason why they should be living, you know, in less than optimal standards (inaudible). That's what we're gonna be working towards. Maria is. And staff over there, but they've done a really good job, you know, just by all the changes. Do any of you have questions?

Board member Rogers: Well, I just wanna thank whoever did all those (inaudible) all stapled in separate issues of two or three page items and articles. But I really appreciate it. (Inaudible) all stapled in two pages, three pages (inaudible). It's very helpful. Because the Commission is responsible. We are the Commission.

Ms. Moreno: And if I might add, I know I interrupted you, Lourdes, Mayor, if I may. And I think that this process is actually helping us have an eye for what to look at so we can help you. And then eventually, once we get a Housing Director on board, we can have a template so that the regulatory measures that HUD mandates are adhered to. So, the goal is to have sustainability at the Housing Authority, but ultimately, to make sure that you, the Governing Board, know what to look at because I think that I can definitely say that I don't know what to ask for when it comes to Housing. It's all like very new to me, but we are all learning. Lourdes and I are learning. Maria is learning. So, together, we are starting to now understand like the

different funds. You know, what comes in, what goes out, what we should be doing. And then, you know, once we get to the point to where we're starting to see that we're getting to sustainability level, we'll be able to prepare for Mayor and Council, the Governing Board, you know, a sustainability plan so that we never go back. So, we're gonna continue being sustainable and hopefully, the goal is to be the model City within the State. So, that's the goal.

Chairman Teso: Mr. Romero.

Board member B. Romero: This question is for Maria. You're Acting Housing, no?

Ms. Rodriguez: Yes.

Board member B. Romero: I've got a question for you. Do the tenants, when they come in, say you're gonna rent to me.

Ms. Rodriguez: Okay.

Board member B. Romero: Do I have to sign a paper that says these are the requirements, this is what they expect of you, what the, what can happen if I don't do what you're supposed to do. Do, do ...

Ms. Rodriguez: Yes. We ...

Board member B. Romero: ... the ...

Ms. Rodriguez: ... we have a ...

Board member B. Romero: ... tenants ...

Ms. Rodriguez: ... a lease ...

Board member B. Romero: ... sign something like that?

Ms. Rodriguez: Yes, we have a lease.

Board member B. Romero: And what's ...

Ms. Rodriguez: (Inaudible) ...

Board member B. Romero: ... expected of 'em?

Ms. Rodriguez: Yes, that ...

Board member B. Romero: How to ...

Ms. Rodriguez: ... they're to ...

Board member B. Romero: ... maintain ...

Ms. Rodriguez: ... abide by.

Board member B. Romero: ... their ...

Ms. Rodriguez: What's expected while you're living under HUD Housing.

Board member B. Romero: Okay. That's what I'm getting at.

Ms. Rodriguez: Yes.

Board member B. Romero: Thank you.

Board member Diaz: You should also explain to him that there's 78 pages (inaudible) that you have to go through.

Ms. Rodriguez: Yeah, it's only (inaudible). It's just like, I mean HUD has a little more red tape on what's expected as opposed to your private sector that you go out there and just sign a three-page lease, you know, on what they expect.

Board member B. Romero: Yeah, you're not gonna le-, what I'm getting, so you're, you're not gonna rent to a pig. You know, ...

Ms. Rodriguez: No.

Board member B. Romero: ... after a month the place is a pigsty.

Ms. Rodriguez: Well, and the thing is this; we go based on backgrounds. We don't go based on rental history. HUD just doesn't do that. Because it's low income public housing. We have to give everybody an opportunity. So, you know, there's, again, different rules.

Board member Diaz: I have a question. I guess we do have a problem with the Resident Representative for the Board. Is there a process so that, to get one onto the Board or, and also, I'd like to include in there, I guess agreement or whoever the Rep is, some kind of immunity or, or retaliation that there cannot be any retaliation because of, before the Rep, were kind of told not to discern stuff or bring up certain issues and stuff, so the Resident Rep is free to talk willingly that I would sure appreciate that, either somehow implied or somehow indicated to the Rep that they're free to state their issues without retaliation.

Ms. Rodriguez: Yes. We, I know the previous Director had started a list, had people starting to sign up to have a Resident Board sign up for it. Unfortunately, that was one of the things that fell through the crack. It didn't happen. At the moment, with everything that we've been trying to tackle, we haven't had the chance to even

take one, you know, or, or elect one. And as far as retaliation, I don't really know what was said or what, what to do with that. Maybe that's something we can look into.

Board member Diaz: Okay. Thank you.

Board member Rogers: A resident is a requirement of the Commission.

Ms. Rodriguez: Correct.

Board member Rogers: It's been almost a year.

Ms. Rodriguez: Yes. So, again, you know, with everything going on, we, we, ...

Board member Rogers: I know.

Ms. Rodriguez: ... it's one more thing that we're trying to get done.

Chairman Teso: Do we have any other questions?

(No questions from the Board)

Chairman Teso: I want to thank all of you because I know that we've worked with you over the last couple of months and geez, it's a real eye opener as to what's been going on, and things that haven't been done. It's just really discouraging. But I think we're gonna be making some progress here in the next six months, you know, to make sure that things are put back on a solid working level for both the residents and the employees.

Ms. Rodriguez: Yes.

Chairman Teso: And the employees.

Ms. Moreno: Thank you, Mayor.

Ms. Rodriguez: Thank you, Mayor and Council.

Chairman Teso: Thank you for coming in.

(Simultaneous conversation)

Chairman Teso: Thank you for stepping up, Maria. Okay. Do we have a motion to exit Housing Session and reenter Regular Session?

Board member Diaz: So moved.

Board member Lopez: Second.

Chairman Teso: Mr. Romero.

Board member Romero: Aye.

Chairman Teso: Ms. Rogers.

Board member Rogers: Yes.

Chairman Teso: Ms. Romero.

Board member Romero: Yes.

Chairman Teso: Mr. Oyegbola.

Board member Oyegbola: Aye.

Chairman Teso: Mr. Diaz.

Board member Diaz: Aye.

Chairman Teso: Mr. Lopez.

Board member Lopez: Yes.

Chairman Teso: Yes. Motion carries. We are back in Regular Session.

ITEM #13 – CANVASS GENERAL ELECTION CERTIFICATION OF NOVEMBER 3, 2020

Ms. Moreno: Yes, thank you, Mayor, members of the Council. The item you have before you is to approve and certify the Canvass of the November 3rd, 2020 General Election. There was one question on the ballot for the General Election, which was Proposition 486, establishing an alternative expenditure limitation for the City of South Tucson. The total “yes” vote was 875, and the total “no” vote was 362. So, the “yes” vote passed, which is a good thing for the City of South Tucson. So, this is the time where Mayor and Council make a motion as recommended by staff to approve and certify the Canvass of November 3rd.

Councilman Diaz: Mr. Mayor, I move to approve and certify the Canvassing of November 3rd, 2020 General Election.

Vice-Mayor Lopez: Second.

Mayor Teso: Any discussion?

(No discussion from the Council)

Mayor Teso: Okay. Onto Roll Call.

Mayor Teso: Mr. Romero.

Councilman Romero: Aye.

Mayor Teso: Ms. Rogers.

Councilwoman Rogers: Aye.

Mayor Teso: Ms. Romero.

Councilwoman Romero: Aye.

Mayor Teso: Mr. Oyegbola.

Acting Mayor Oyegbola: Aye.

Mayor Teso: Mr. Diaz.
Councilman Diaz: Aye.
Mayor Teso: Mr. Lopez.
Vice-Mayor Lopez: Yes.
Mayor Teso: Yes. Motion carries.

ITEM #14 - EXECUTIVE SESSION PURSUANT TO A.R.S. SECTION 38-431.03 (A)(3) REGARDING IN RE: NATIONAL PRESCRIPTION OPIATE LITIGATION, CASE NO. 17-MD-2804 (N.D. OHIO) AND THE LEGAL RAMIFICATIONS OF THE ASSOCIATED ONE ARIZONA OPIOID SETTLEMENT MEMORANDUM OF UNDERSTANDING

Ms. Moreno: Thank you, Mayor, members of the Council. We need a motion to convene into Executive Session.

Mayor Teso: Okay.

Councilwoman Rogers: So moved.

Vice-Mayor Lopez: Second.

Mayor Teso: Okay. Moving onto Roll.

Councilman Romero: Aye.
Mayor Teso: Mr. Romero. Ms. Rogers.
Councilwoman Rogers: Aye.
Mayor Teso: Ms. Romero.
Councilwoman Romero: Aye.
Mayor Teso: Mr. Oyegbola.
Acting Mayor Oyegbola: Aye.
Mayor Teso: Mr. Diaz.
Councilman Diaz: Aye.
Mayor Teso: Mr. Lopez.
Vice-Mayor Lopez: Aye.
Mayor Teso: Aye. We are now in Executive Session.

Councilman Romero: Mr. Mayor, I make a motion we get out of Executive Session.

Vice-Mayor Lopez: Second.

Mayor Teso: Okay.

Mayor Teso: Mr. Romero.
Councilman Romero: Aye.
Mayor Teso: Ms. Rogers.

Councilwoman Rogers: Aye.

Mayor Teso: Ms. Romero.

Councilwoman Romero: Aye.

Mayor Teso: Mr. Oyegbola.

Acting Mayor Oyegbola: Aye.

Mayor Teso: Mr. Diaz.

Councilman Diaz: Aye.

Mayor Teso: Mr. Lopez.

Vice-Mayor Lopez: Yes.

Mayor Teso: Aye. Motion carries. We are back in Regular Session.

ITEM #15 - RESOLUTION NO. 20-29 OF THE MAYOR AND COUNCIL OF THE CITY OF SOUTH TUCSON, ARIZONA, APPROVING THE ONE ARIZONA OPIOID SETTLEMENT MEMORANDUM OF UNDERSTANDING ("MOU") AS PART OF A FUTURE SETTLEMENT FOR IN RE: NATIONAL PRESCRIPTION OPIATE LITIGATION, CASE NO. 17- MD-2804 (N.D. OHIO), AND DECLARING AN EMERGENCY TO EXIST

Councilman Romero: So moved.

Vice-Mayor Lopez: Second.

Mayor Teso: Any discussion?

(No discussion by the Council)

Mayor Teso: Mr. Romero.

Councilman Romero: Aye.

Mayor Teso: Ms. Rogers.

Councilwoman Rogers: Aye.

Mayor Teso: Ms. Romero.

Councilwoman Romero: Aye.

Mayor Teso: Mr. Oyegbola.

Acting Mayor Oyegbola: Yes.

Mayor Teso: Mr. Diaz.

Councilman Diaz: Aye.

Mayor Teso: Mr. Lopez.

Vice-Mayor Lopez: Aye.

Mayor Teso: Aye. Motion carries.

ITEM #16 – ADJOURNMENT

Mayor Teso: Do we have a motion to adjourn?

Vice-Mayor Lopez: Motion.

Councilman Romero: Second.

Mayor Teso: Mr. Romero.

Councilman Romero: Aye.

Mayor Teso: Ms. Rogers.

Councilwoman Rogers: Aye.

Mayor Teso: Ms. Romero.

Councilwoman Romero: Aye.

Mayor Teso: Mr. Oyegbola.

Acting Mayor Oyegbola: Aye.

Mayor Teso: Mr. Diaz.

Councilman Diaz: Aye.

Mayor Teso: Mr. Lopez.

Vice-Mayor Lopez: Yes.

Mayor Teso: Aye. Motion carries. We are adjourned. Thank you all very much.

The meeting adjourned at 8:02 p.m.

Mayor

ATTEST:

Veronica Moreno, City Clerk

CERTIFICATION

Minutes of Regular Meeting

December 1, 2020

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I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the City Council of South Tucson, Arizona, held on the 1st day of December, 2020. I further certify the meeting was duly called and a quorum was present.

Dated this _____ day of _____, 2020.

Veronica Moreno, City Clerk